

Planning/Permit Application Center

City Hall
555 Liberty St. SE, Room 320
Salem OR 97301-3513
503-588-6213 planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.
Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

Project Description

Consolidated application for the development of affordable housing: Partition, Urban Growth Preliminary Declaration, Class 3 Site Plan, (2) Class 2 Driveway Access Permits, Class 1 Design Review, (9) Class 2 Adjustments
Class 1 Design Review
Class 2 Adjustment
Class 2 Driveway Approach Permit
Class 3 Site Plan Review
Partition Tentative Plan
Urban Growth Preliminary Declaration

Work site location and information

Street address of or location of subject property	4455 27TH AV SE SALEM OR 97302
Size of property (acres)	5.03
Tax Lot Number	083W12C000600
Neighborhood Association	

People information

Applicant	SAALFELD GRIGGS LAW PO BOX 470 SALEM OR 97308-0470	503-399-1070 mshipman@sglaw.com
Owner	HAROLD SCHIPPOREIT 4455 27TH AV SE SALEM OR 97302-9606	503-580-5803
Contact	Jennifer Huang	Email: Jennifer@hfdpartners.com ; Phone: (971) 500-140; Mailing Address: 4351 SE Hawthorne Blvd, Portland, OR 97215
Contact	Margaret Y. Gander-Vo	Email: margaret@sglaw.com ; Phone: 503-399-1070; Mailing address: PO Box 470, Salem, OR 97308-0470

Project information

Total Project Valuation	\$ 16,579,269.00
Site Area (Acreage)	5.03
Comprehensive Plan	MF - Multi-Family Residential
Zoning	RM2 - Multiple Family Residential 2
Is this expedited ?	No
Number of Lots	1
Number of Class 2 Adjustments	9
Number of Driveway Approaches	2
Type of Plan Check	Commercial/Industrial
MS4 Reporting	Yes
Existing use structures and/or other improvements on site	Existing affordable housing units
Neighborhood Association Contact	Contact was made on 10-16-24 to Pamela Schmidling and Geoffrey James from Morningside Neighborhood Association.
Salem-Keizer Transit Contact	Contact was made on 10-16-24 to Joylnn Franke at Cherriots.
Homeowners Association	N/A

Land Use fees

Description	Amount
Site Plan Review	\$18,628.34
Partition	\$6,402.00
Automation Surcharge	\$5.00
Design Review - Class 1	\$739.00
Driveway Approach - Class 2	\$1,376.00
Zoning Adjustment - Class 2	\$4,389.00
Urban Growth Preliminary Declaration	\$5,763.00
Total Fees	\$37,302.34

Terms and Conditions

Correct information: I hereby certify I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Indemnity: I, the permit applicant, shall indemnify, defend and hold harmless the City of Salem, its officers, employees and agents from any and all claims arising out of or in connection with work done under this permit.

Authorizations

- Property owners and contract purchasers are required to authorize the filing of this application and must sign below. This signed form must be uploaded with other review documents.
- If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.
- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.

This application was electronically submitted to the City of Salem Permit Application Center by **SAALFELD GRIGGS LAWYERS** (PersonID: 234979) on **November 15, 2024** at **4:28 PM**.

I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

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I (we) certify that I (we) have read, understood, and confirm all the statements listed above and throughout the application form.

Authorized Signature: _____

Printed Name: _____ **Date:** _____

Address (include ZIP): _____

Authorized Signature: _____

Printed Name: _____ **Date:** _____

Address (include ZIP): _____

Authorized Signature: _____

Printed Name: _____ **Date:** _____

Address (include ZIP): _____

(For office use only)		
Received by:	Date:	Receipt Number: